

1 MARVIN BARTEL #107531
2 MORGAN R. EVANS #198278
3 BARTEL & EVANS LLP
4 4695 MacArthur Court, Suite 310
5 Newport Beach, CA 92660
Telephone: (949) 752-3700
Facsimile: (949) 752-3701
5 Attorneys for Defendant
WELLS FARGO BANK, N.A.

10 ROBERT TOWNSEND, }
11 Plaintiff, }
12 v. }
13 }
14 NATIONAL ARBITRATION }
15 FORUM, INC., et al., }
16 Defendants. }
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20 }
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22 }

Case No. SACV-09-9325 VBF
(RNBx)

Assigned for all Purposes to the Hon.
Valerie Fairbank

JUDGMENT

[Notice of Motion for Summary
Judgment, Memorandum of Points and
Authorities, Separate Statement of
Undisputed Facts and Conclusions of
Law, Declarations of Scott Taylor and
Marvin Bartel, and Request for Judicial
Notice All Filed Concurrently
Herewith]

It is hereby ordered, adjudged and decreed that:

2 1. The first amended complaint of Plaintiff Robert Townsend is

3 hereby dismissed with prejudice as to Defendant Wells Fargo Bank, N.A.;

4 2. Judgment is hereby granted and entered on the first amended

5 complaint in favor of Defendant Wells Fargo Bank, N.A. and against Plaintiff
6 Robert Townsend; and

7 3. Defendant Wells Fargo Bank, N.A. is awarded its costs of suit.

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9 Dated: April 5, 2010

Valerie Baker Fairbank

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12 SUBMITTED BY:

BARTEL & EVANS LLP

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By: _____ /s/

Marvin Bartel

**Attorneys for Defendant WELLS
FARGO BANK, N.A.**